

In re:  
Neil Charles Heinrich, II  
Debtor

Case No. 23-11578-pmm  
Chapter 13

District/off: 0313-2  
Date Rcvd: Dec 14, 2023

User: admin  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

## CERTIFICATE OF NOTICE

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 16, 2023:

**Recip ID** **Recipient Name and Address**  
db Neil Charles Heinrich, II, 530 E Howard St, Pottstown, PA 19464-6506

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 16, 2023

Signature: /s/Gustava Winters

---

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 14, 2023 at the address(es) listed below:

Name	Email Address
JONATHAN WILKES CHATHAM	on behalf of Creditor PA Dept of Revenue RA-occbankruptcy7@pa.gov
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
LEON P. HALLER	on behalf of Creditor PENNSYLVANIA HOUSING FINANCE AGENCY lhaller@pkh.com dmaurer@pkh.com;mgutshall@pkh.com;khousman@pkh.com
Lois M. Vitti	on behalf of Creditor PENNSYLVANIA HOUSING FINANCE AGENCY loismvitti@vittilaw.com nicole@vittilaw.com
MICHAEL A. CIBIK	on behalf of Debtor Neil Charles Heinrich II mail@cibiklaw.com, cibiklawpc@jubileebk.net;cibiklaw@recap.email;ecf@kramerica.enterprises;ecf@michaelscottpaper.co;ecf@nalabean.gg
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In RE: Neil Charles Heinrich, II,	CASE NO. 23-11578-pmm
Debtor.	
~~~~~	
Pennsylvania Housing Finance Agency,	Chapter 13
Movant,	
v.	
Neil Charles Heinrich, II,	
Respondent,	
William C. Miller,	
Trustee.	

**ORDER**

NOW, this 13th day of December, 2023, it is ORDERED AND  
DECREED that:

The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Reform Act of 1978 (The Code) 11, S.C. 362, is modified, annulled and terminated to allow Pennsylvania Housing Finance Agency, to proceed with or resume proceedings in Mortgage Foreclosure, including, but not limited to Sheriff's Sale regarding Debtor's real estate; and to take action, by suit or otherwise, in its own name or the names of its assignee, to obtain possession of said premises or other actions relative to such property located at 530 E. Howard Street, Pottstown, PA 19464-6506.

It is further ORDERED that the 14-day stay provision provided by Fed. R. Bankr. P. 4001(a)(3) shall not apply.



---

Honorable Patricia M. Mayer  
United States Bankruptcy Judge